

Chattanooga Forward // Housing

Recommendation	Staff	Status
Establish an Affordable Housing Trust to provide financing assistance to public, private, or non-profit housing providers at a discount in return for incorporating affordable housing into their projects.	Donna Williams/Stacy Richardson	UNDER REVIEW.
Consider replacing the City's current zoning codes in select areas with a Formbased Code which, in part, could allow a wider variety of real property uses.	John Bridger	IN PROGRESS. The Regional Planning Agency is currently implementing a planning process to establish Form-Based Code throughout the downtown, MLK, Southside, and North Shore.
Establish a Land Bank Authority (LBA) to aid in the process of encouraging the production of affordable housing and other economic development in a thoughtful, but expedient way.	Donna Williams	COMPLETE.
Restrict the current Payment in Lieu of Taxes (PILOT) incentive program to developers with projects that reserve at least 20% of the units for tenants or homeowners with income levels that do not exceed 80% of the Area Median Income (AMI) as annually defined by US Department of Housing and Urban Development (HUD).	Stacy Richardson	COMPLETE.
Establish a Rental Registry requiring landlords within the city limits to register and maintain their rental property to defined standards.	Stacy Richardson	UNDER REVIEW. Establishing a rental registry will need careful consideration because of the cost of implementation and the potential for rents to increase if fees are assessed to landlords to cover the cost of implementation. To immediately increase the quality of rentals, the Administration has coordinated code enforcement with the police department.